

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: December 09, 2009



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RANDOLPH J. HAINES
U.S. Bankruptcy Judge

Attorneys for Movant,
U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, its assignees and/or
successors

UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

PHOENIX DIVISION

In re:

Javier Barroso,

Debtor.

U.S. Bank National Association, as Trustee for
the Specialty Underwriting and Residential
Finance Trust Mortgage Loan Asset-Backed
Certificates Series 2006-BC2, its assignees
and/or successors,

Movant,

v.

Javier Barroso, Debtor; and Constantino Flores,
Chapter 7 Trustee,

Respondents.

) In Proceedings Under

) Chapter 7

) Case No. 2:09-bk-27604-RJH

) **ORDER TERMINATING**
) **AUTOMATIC STAY**

1 U.S. Bank National Association, as Trustee for the Specialty Underwriting and
2 Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 its
3 assignees and/or successors (“Movant”), having filed a Motion for Relief from the Automatic
4 Stay with respect to the hereinafter-described property after appropriate notice and opportunity
5 for a hearing, no party in interest having objected to such relief, the Respondents having failed
6 to plead or otherwise defend, and good cause appearing,

7 **IT IS THEREFORE ORDERED** that:

8 Any and all stays against lien enforcement, including the automatic stay of 11 U.S.C. §
9 362(a) and the automatic injunction of 11 U.S.C. § 524(a), are hereby vacated with respect to
10 the property generally described as 8046 East Oak Street, Scottsdale, AZ 85257, and Movant, its
11 assignees and/or successors in interest, may proceed with a foreclosure of and hold a Trustee's
12 sale of the subject property pursuant to the state law, and thereafter commence any action
13 necessary to obtain complete possession of the subject property without further court order or
14 proceeding being necessary.

15 **IT IS FURTHER ORDERED** that:

16 The Moving Party, at its option, may offer, provide and enter into any potential
17 forbearance agreement, loan modification, refinance agreement or other loan workout/loss
18 mitigation agreement as allowed by state law. The Movant may contact the Debtor via
19 telephone or written correspondence to offer such an agreement. Any such agreement shall be
20 non-recourse unless included in a reaffirmation agreement.

21 DATED:

22 _____
23 UNITED STATES BANKRUPTCY JUDGE
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